



Memorandum

TO: MAYOR AND CITY COUNCIL

FROM: Councilmember Sam Liccardo

SUBJECT: REZONING THE REAL
PROPERTY LOCATED ON THE
NORTHEAST CORNER OF
LORRAINE AVENUE AND SOUTH
MONTGOMERY STREET – C13-
042

DATE: April 14, 2014

APPROVED: *Sam Liccardo (P.P.)*

DATE: *4/14/14*

RECOMMENDATION:

Defer the rezoning request for the real property located on the northeast corner of Lorraine Avenue and South Montgomery Street (565 Lorraine Avenue) until after the adoption of the Diridon Plan.

DISCUSSION

This project and location has been the subject of a series of discussions between various property owners, staff, neighborhood leaders, and others interested in the long term vision and development of the area. I thank the applicant and Planning Staff for their commitment to engage the community, and thank the dedicated neighborhood leaders who have been guardians of the long term vision for this area.

When this came Council's attention in December 2013, I sought to defer this rezoning to enable dialogue about the potential consolidation of numerous stray parcels along Lorraine Ave, to allow for more cohesive development. I thank those who came together on January 27th and participated in a thoughtful conversation about this project's impact.

I commend the applicant for being forthright about his plans to develop the parcel. That transparency has allowed the community to understand the impact of the development. Residents in the Delmas Park Neighborhood have repeatedly stressed that they do not oppose dense development, and they welcome the dramatic improvements that development can bring in the next decade to their gateway to Downtown. They have serious concerns, however, about the piecemeal nature of development such as this, and urged at the March 12th Planning Commission meeting that the planned rezoning of 565 Lorraine Ave occur after the adoption of the Diridon Plan. The Planning Commission agreed, and voted 5-1-1 to deny the rezoning. The applicant has very recently agreed to re-examine the future use of this parcel *after* the Diridon Plan is adopted, and is now requesting deferral as well.